



City of Carmel

Carmel Board of Zoning Appeals

Hearing Officer

Monday, January 27, 2020 Meeting

Time: 5:15 p.m.

Hearing Officer: Mr. Leo Dierckman

Location: Carmel City Hall *Caucus Rooms*, 2nd Floor, 1 Civic Sq., Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Reports, Announcements, Legal Counsel Report, and Dept. Concerns
- C. Public Hearings

TABLED TO FEB. 24 - Black Orchid Barber Lounge Sign.

1. ~~The applicant seeks the following development standards variance approval:~~
Docket No. 19120005 V ~~116th Street Centre PUD Section 2.9.A~~ **1 sign per tenant space allowed, 2 proposed.** The site is located at 820 E. 116th St. and is zoned Planned Unit Development Ordinance Z-484-05. Filed by Travis Moore with MDG Salons, on behalf of Executive Consultants, Inc.

TABLED TO FEB. 24 - (V) The Overlook at the Legacy, Lot 23.

~~The applicant seeks the following development standards variance approvals:~~

2. ~~Docket No. 19120009 V~~ **Legacy PUD, Section 5.2, Exhibit 8** ~~Min. 25' front setback required for houses with front load garage, 20' requested.~~
3. ~~Docket No. 19120010 V~~ **Legacy PUD, Section 5.2, Exhibit 8** ~~3' garage setback from house face required, 5' requested.~~ The site is located at 7227 Delmont Dr. and is zoned Legacy PUD Ordinance Z-501-07. Filed by Dawn Barnett and Randy McNutt of Drees Homes.

(V) Copper Run Subdivision, Masonry Requirements.

The applicant seeks the following development standards variance approval:

4. **Docket No. 19120011 V** **Copperleaf PUD, Section 4.3, Exhibit C.12.C** **5 homes with less than 50% masonry allowed, 10 requested.** The site is located at approximately 13026 Copper Run Blvd. It is zoned PUD/Planned Unit Development Ordinance Z-631-18. Filed by Tim Ochs and Devin Brown of Ice Miller LLP, on behalf of Pulte Homes of Indiana.

(V) Allied Solutions East Wall Sign.

The applicant seeks the following development standards variance approval:

5. **Docket No. 19120012 V** **UDO Article 5.39, SI-O1.H** **Wall signs cannot be placed over architectural elements of building, East wall sign to cover three architectural columns/features.** The site is located at 350 Veterans Way, in Midtown Carmel Block 1 and is zoned Midtown Carmel PUD/Planned Unit Development Ordinance Z-599-15. Filed by Christina Bruno of Bose McKinney & Evans LLP.

(V) Horner Carriage House Garage.

The applicant seeks the following development standards variance approval:

6. **Docket No. 19110012 V UDO section 5.02.B.3 Accessory Structure Ground Floor Area, Max. 24' x 30' allowed, 24' x 40' requested.** The site is located at 621 1st Ave NW and is zoned R2/Residence and Old Town Overlay Zone, Character Subarea. Filed by Jeffery Horner, owner.

(V) Caliber Collision Signage.

The applicant seeks the following development standards variance approval:

7. **Docket No. 19100021 V UDO Section 5.39 1 sign allowed, 2 requested.** The site is located at 503 W. Carmel Dr. (former Abra Auto Body & Glass and Hubler Express Collision site). It is zoned I1/Industrial. Filed by Linda Thompson of Cree Industrial Arts.

(V) Gramercy West, Roof Slope.

The applicant seeks the following development standards variance approval:

8. **Docket No. 19120003 V PUD Ordinance Z-630-18, Exhibit D, Section 2.F.1 Min. 6:12 roof slope allowed, 4:12 requested for Lot B/F Townhomes (Area B/F Lots).** The site is located at approximately 513 E. City Center Dr. and is zoned Gramercy Planned Unit Development. Filed by Ed Freeman of David Weekley Homes.

~~TABLED TO FEB. 24 - (SE) Westrick Short Term Residential Rental.~~

~~The applicant seeks the following special exception approval for a short term residential rental unit:~~

9. ~~**Docket No. 19100024 SE UDO Section 2.05 Permitted Uses, Special Exceptions.** The site is located at 103 Jordan Court. It is zoned S2/Residence and Keystone Overlay (Jordan Woods Subdivision Lot 103). Filed by Linda & Christopher Westrick, owners.~~

- D. Old Business
- E. New Business
- F. Adjournment